

105024

JOURNAL--CITY COUNCIL--CHICAGO

3/18/2015

Reclassification Of Area Shown On Map No. 3-H.
 (Application No. 18210)
 (Common Address: 1422 -- 1426 N. Milwaukee Ave.)

[O2014-8796]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-2 Community Shopping District symbols and indications as shown on Map Number 3-H in the area bounded by:

West Evergreen Avenue; North Milwaukee Avenue; a line 75.22 feet southeast of West Evergreen Avenue as measured along the southwesterly line of North Milwaukee Avenue and perpendicular thereto; and a line 114.31 feet southwest of North Milwaukee Avenue as measured along the southeasterly line of West Evergreen Avenue and perpendicular thereto,

to those of a B3-3 Community Shopping District which is hereby established in the area described above.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 4-G.
 (Application No. 18095)

(Common Address: 1501 -- 1521 S. Laflin St./1401 -- 1459 W. 15th St./
 1500 -- 1522 S. Loomis St.)

B2-3

[O2014-4966]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current Residential Planned Development Number 1078 symbols and indications as shown on Map Number 4-G in the area bounded by:

West 15th Street; South Loomis Street; the alley next south of West 15th Street; and South Laflin Street,

to those of a B2-3 Neighborhood Mixed-Use District which is hereby established in the area described above.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

9/5/2007

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SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 3-J.
(Application Number A-7211)*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 3-J in the area bounded by:

West Crystal Street; North Spaulding Avenue; the public alley next south of and parallel to West Crystal Street; and a line 24.45 feet west of and parallel to North Spaulding Avenue,

to those of an RM4.5 Residential Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 4-G.
(As Amended)*

(Application Number 15666) *RPD 1078*

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 4-G in the area bounded by:

West 15th Street; South Loomis Street; the alley next south of West 15th Street; and South Laflin Street,

to those of Residential Planned Development Number *1078* which is hereby established in the area described above and subject to such use and bulk

regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development Number 1078.

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development Number 1078 (the "Planned Development") consists of approximately seventy-nine thousand four hundred forty-three and eighty-eight hundredths (79,443.88) square feet (one and eighty-two hundredths (1.82) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by Loomis-Laflin Lofts, L.L.C. (the "Applicant").
2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) is made or authorized by the Applicant, its successors and assigns or any property owners' association which is formed.

4. This plan of development consists of fourteen (14) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site Plan; a Landscape Plan; Elevations of the existing building; Elevations of the proposed new building; a north elevation of both the existing and the proposed new building; and a Green Roof plan all prepared by Hartshorne Plunkard Architecture and dated June 21, 2007. Full-size copies of Site Plan and the Elevations are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control.
5. The Property within the Planned Development is indicated on the Planned Development Boundary and Property Line Map. Subject to the Bulk Regulations and Data Table, the following uses are permitted on the Property: residential dwelling units; retail and service uses; and accessory uses including parking and loading.
6. Temporary signs such as construction and marketing signs shall be permitted subject to the review and approval of the Department of Planning and Development. On-premise signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Off-premise signs shall not be permitted within the Planned Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Department of Transportation. The improvements depicted on the Site Plan consist of two (2) buildings with the western building representing an existing building and the eastern building representing new construction. The western building is to be redeveloped first and the site of the eastern building shall serve as off-street parking for the western building. At full development the parking for both buildings shall be located in the eastern building. Accordingly, during construction of the eastern building, the parking requirements of this Planned Development shall be abated until the parking areas constructed as part of the eastern building are available. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with

the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation.

8. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
9. The improvements depicted on the Site Plan and Elevations, the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Elevations.
10. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Planned Development by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.
11. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance; provided, however, that the surface parking lot east of the existing building is intended as an interim use until the new building depicted on the Site Plan is constructed and to the extent that the Applicant, within a year of the effective date of this Planned Development, files for a building permit and diligently pursues said permit and the construction of the new building depicted on the site plan, landscaping requirements for the existing interim surface parking lot shall be abated.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and

maximizes the conservation of natural resources. To that end, the Applicant shall provide a vegetated ("green") roof equal to at least twenty-five percent (25%) of the net roof area of the buildings (which green roof is currently estimated at twelve thousand seven hundred seventy-five (12,775) square feet; provided, however, that the total area of the green roof to be provided may be located solely on the new building. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures, and roof-mounted equipment.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

14. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the B2-3 Neighborhood Mixed-Use District classification. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site Plan; Landscape Plan; Building Elevations; and Green Roof Plan referred to in these Plan of Development Statements printed on pages 7517 through 7524 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential Planned Development Number 1078.**Plan Of Development Bulk Regulations
And Data Table.*

Gross Site Area (110,165.23 square feet; 2.53 acres) = Net Site Area (79,443.88 square feet; 1.82 acres) + Area Remaining in Public Right-of-Way (30,721.35 square feet; .71 acre)*

Maximum Permitted Floor Area Ratio:	3.0
Permitted Uses:	See Statement Number 5 of this Planned Development
Setbacks from Property Line:	None
Maximum Percentage of Site Coverage:	In substantial conformance with the Site Plan
Maximum Number of Dwelling Units:	200
Minimum Number of Off-Street Parking Spaces:	1 space per dwelling unit
Minimum Number of Off-Street Loading Berths:	1
Maximum Building Height:	
Existing Building:	80 feet
New Building:	79 feet

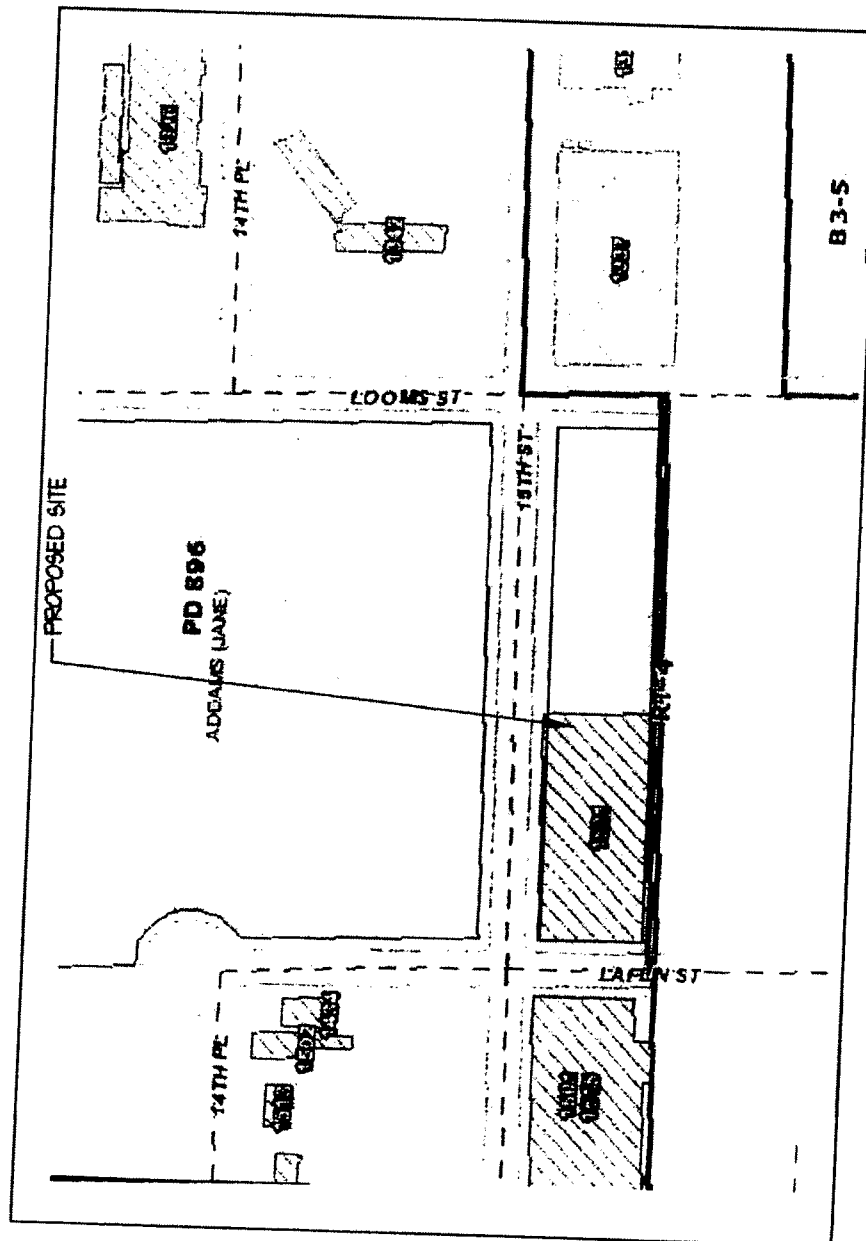
* Net Site Area includes the north half of the alley to be vacated.

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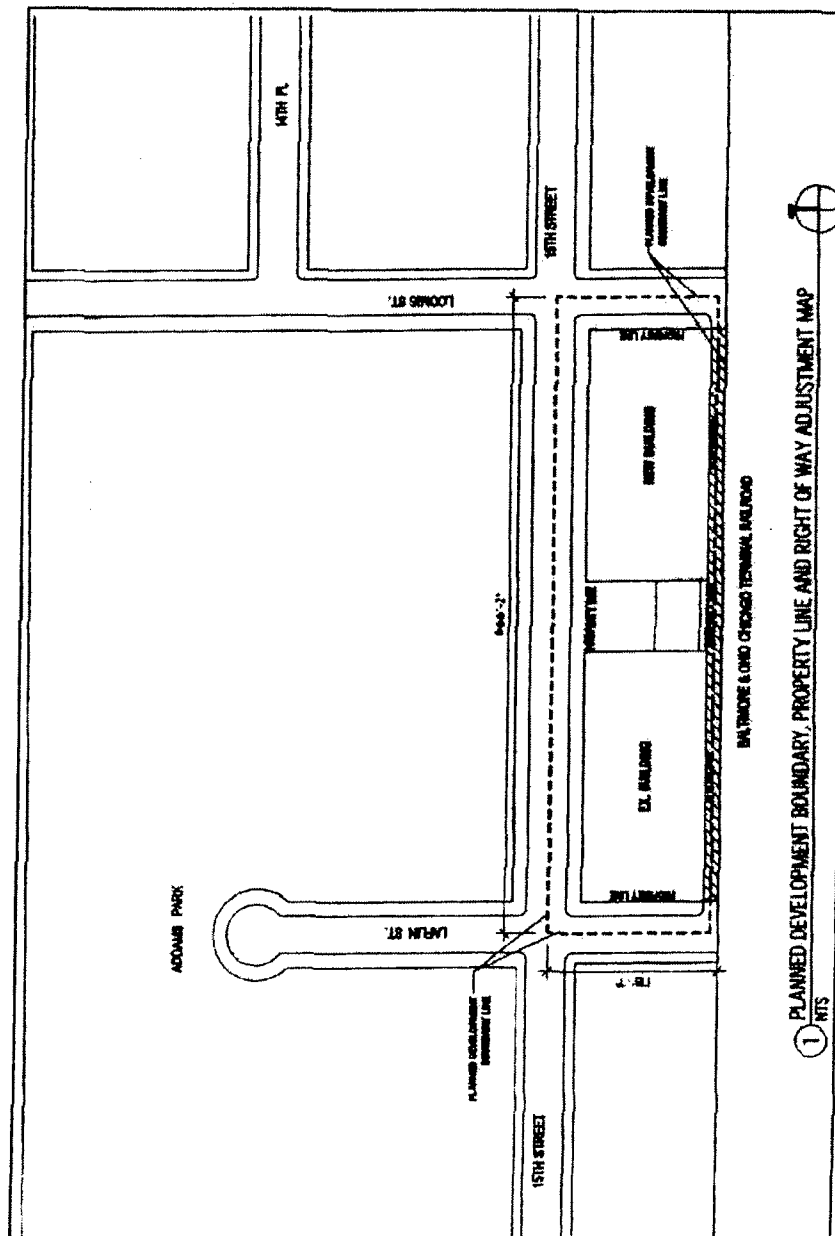
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Existing Zoning Map.



Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.

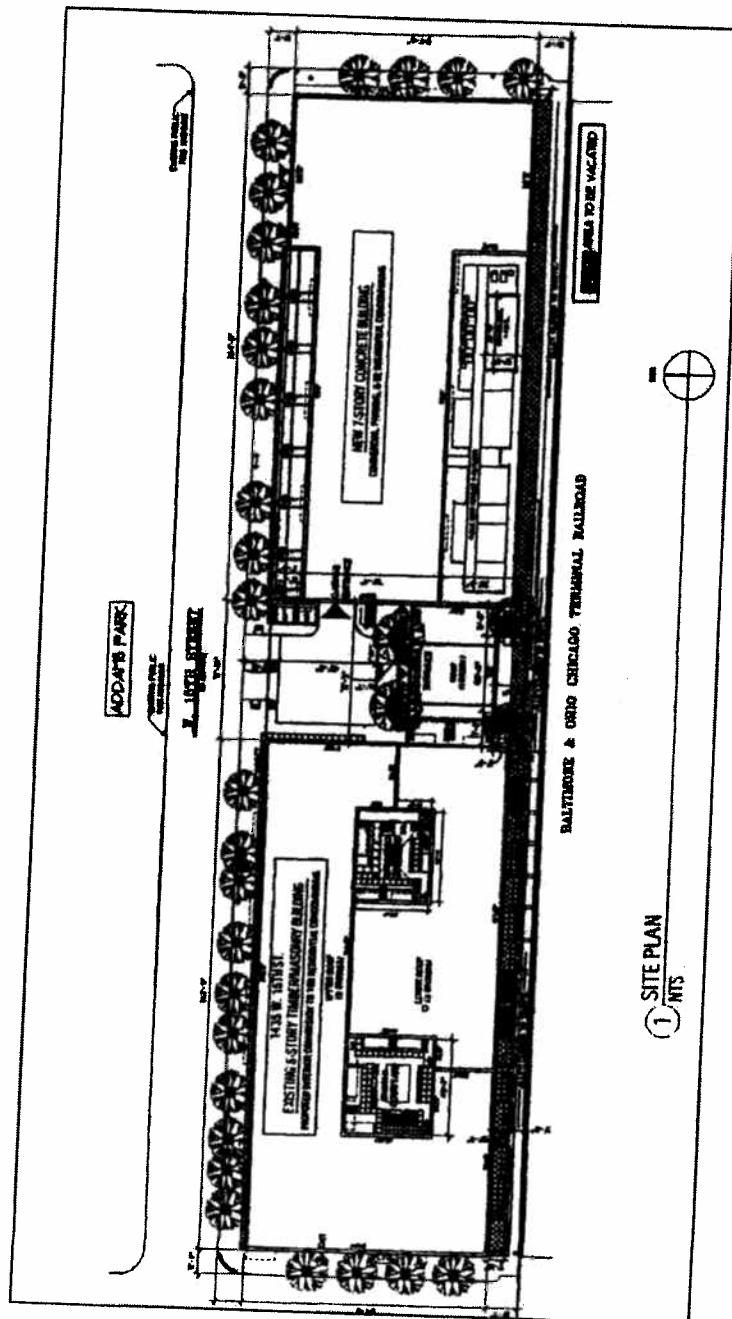


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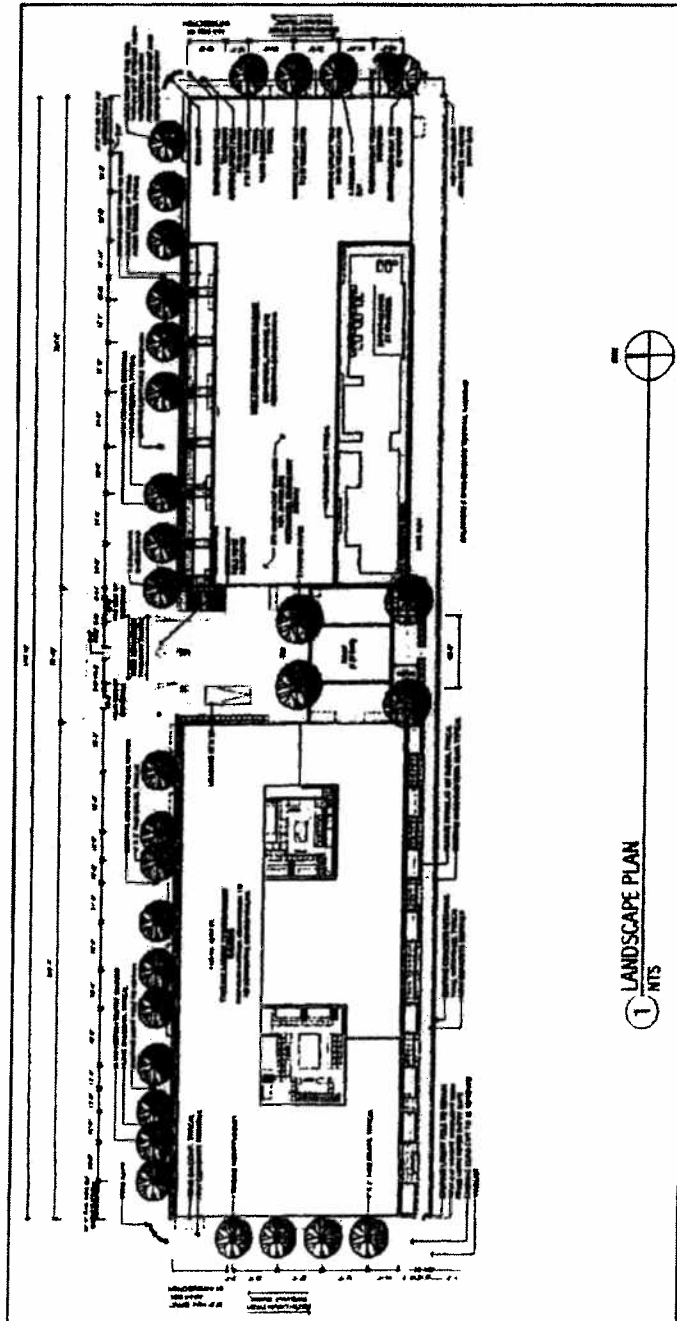
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Site Plan.



Landscape Plan.

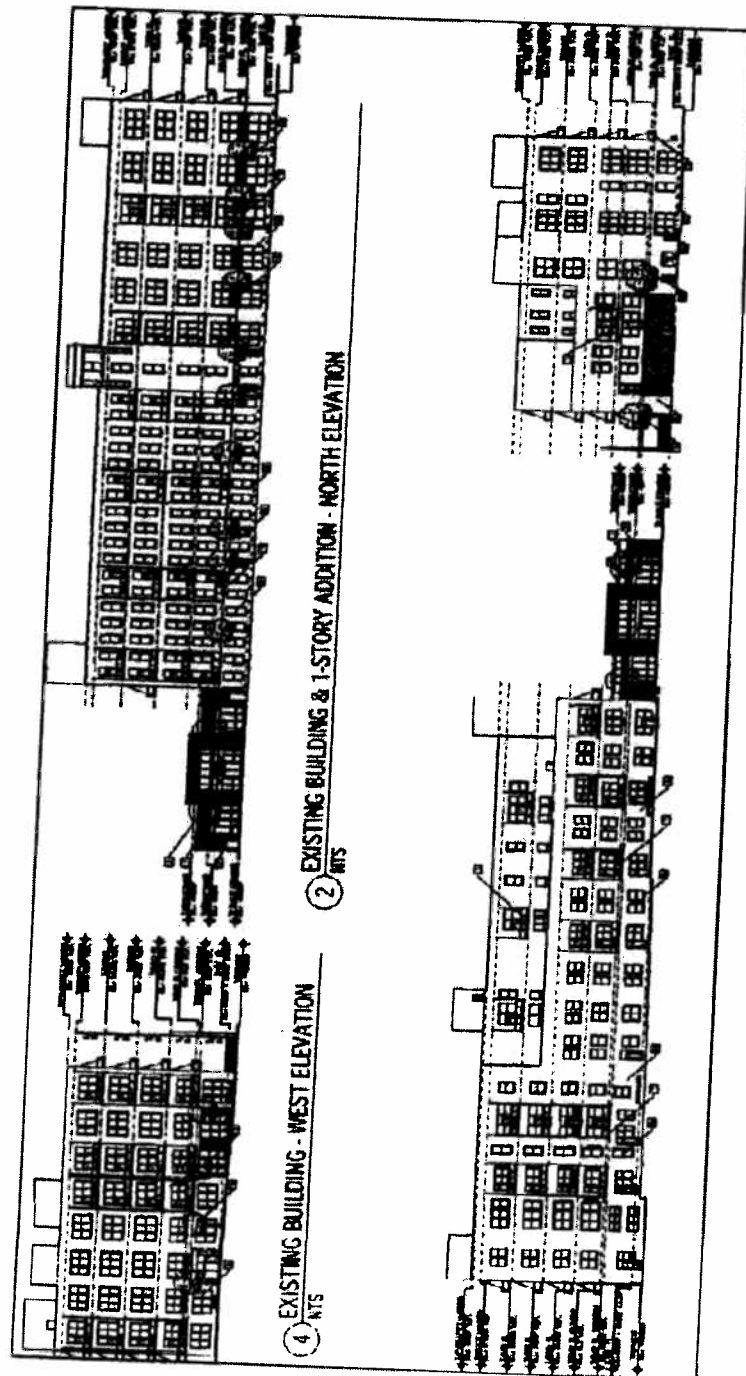


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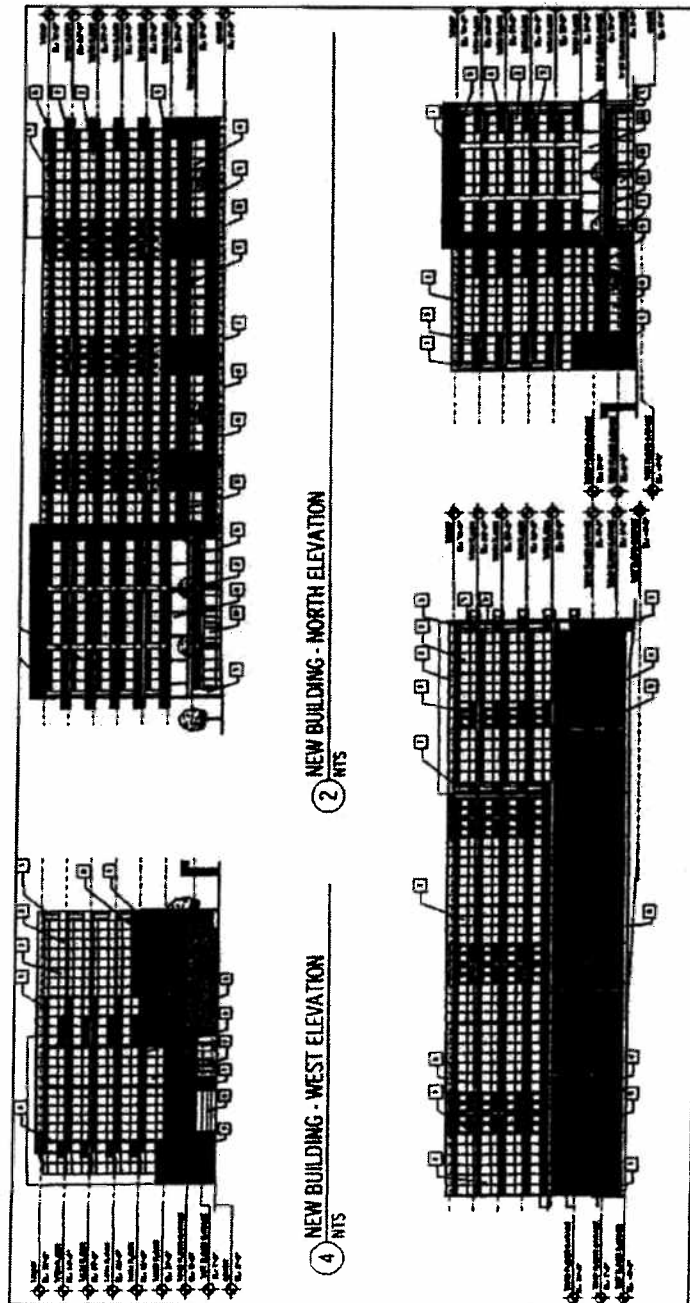
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Building Elevations.
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Building Elevations.
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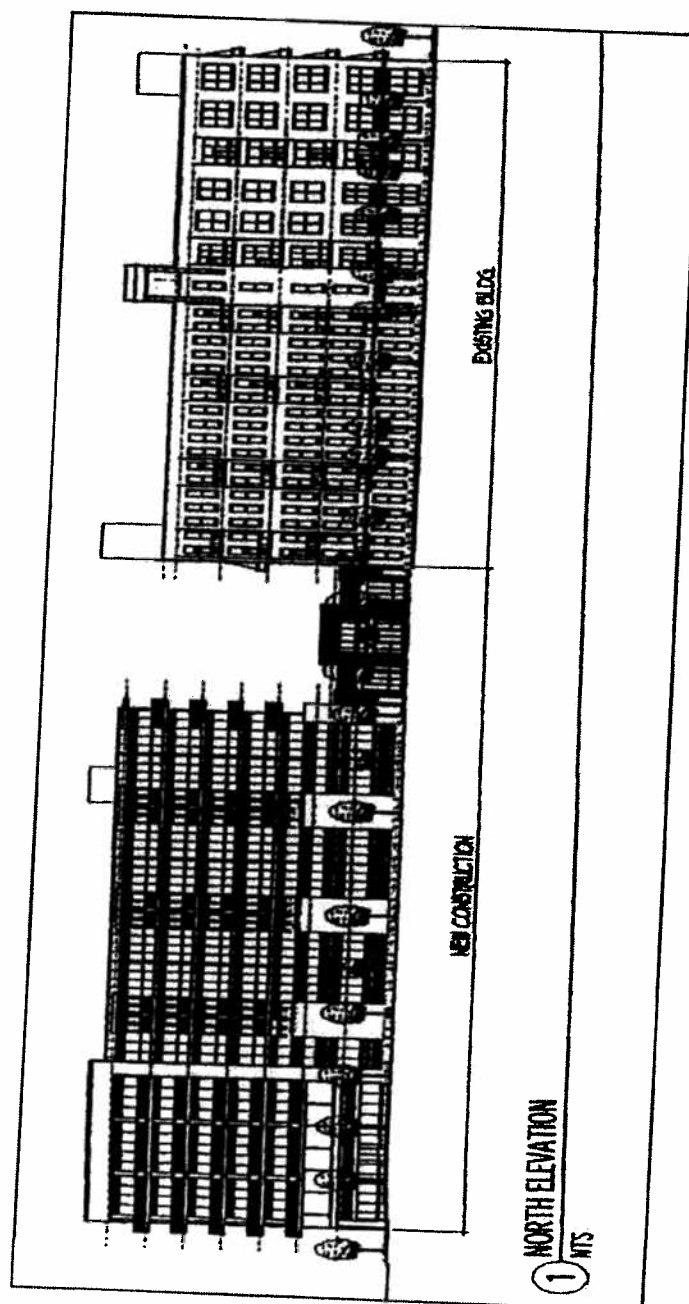


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North Elevation.



Green Roof Plan.

